



ABBEY SANDS
Torquay TQ2 5FB



UNITED KINGDOM
PROPERTY AWARDS
WINNER 2014-2015



LEISURE INVESTMENT OPPORTUNITY

Investment Summary

- High quality leisure investment opportunity
- Central location within Torquay
- Unrivalled seafront location
- Development totals 12,138 sq ft over ground and part first floor
- Long unexpired lease terms of 20 years to strong covenants including Las Iguanas, Le Bistrot Pierre and Loungers Limited
- Winner of Best Mixed Use Development at the UK Property Awards 2014 / 2015 and voted the Michelmores Building of the Year 2015
- Total income of £285,000 per annum
- Offers are sought in excess of **£4,150,000** reflecting a net initial yield of **6.5%**.



Location

Torquay is a popular seaside town and is recognised as the regional and administrative centre of Torbay and south east Devon, as well as being the principal commercial and retailing centre for the area. Torquay lies 22 miles (35 km) south of the county town of Exeter, 28 miles (45 km) north-east of Plymouth and 100 miles (160 km) south west of Bristol. The A380 dual carriageway links the town to the A38 which then provides access to Plymouth, Exeter and the M5 motorway. Torquay is to the north of Torbay, adjoining the neighbouring town of Paignton on the west of the bay and across from the fishing port of Brixham.

Torquay is well connected with fast direct trains to Exeter in 35 minutes, Bristol in 1 hour and 35 minutes and London Paddington in approximately 3 hours. The town benefits from easy access to Exeter International Airport for Flybe flights to major destinations in the UK and Europe. The Flybe route to London City Airport takes 1 hour and 20 minutes.

Torquay is an award winning destination. Recent awards include:

- Torquay Marina awarded 5 Gold Anchor rating by The Yacht Harbour Association
- Torquay recognised by UNESCO as a Global Geopark since 2007
- Torquay ranked third in Top 10 Best Destinations by TripAdvisor's global Travellers' Choice Awards 2014
- Torre Abbey Sands featured within Marine Conservation Society's Good Beach Guide and winner of Keep Britain Tidy Seaside Award 2014

The district of Torbay has a population of approximately 130,000 with an estimated catchment population within 6 miles (10 km) of approximately 175,000. Torquay is a popular seaside town and is the UK's leading resort in terms of overnight stays. Therefore, the population significantly increases during the summer months with over one million tourist visits to the town.



Situation

Abbey Sands occupies a prominent position on the seafront in the Torre Abbey Sands area in the heart of Torquay. The development is situated less than ten metres from the sea wall and the building is located on the curve of the bay between the marina and town centre to the east, and Torre Abbey Gardens and the train station to the west. Abbey Sands is close to the marina and the town centre, with easy level access along the promenade to the facilities and attractions of the town.

Abbey Sands is situated within the Belgravia Conservation Area, which is an area of special architectural and historic interest. With such a central location within Torquay, the development enjoys close proximity to all of the amenities, in addition to excellent transport links.



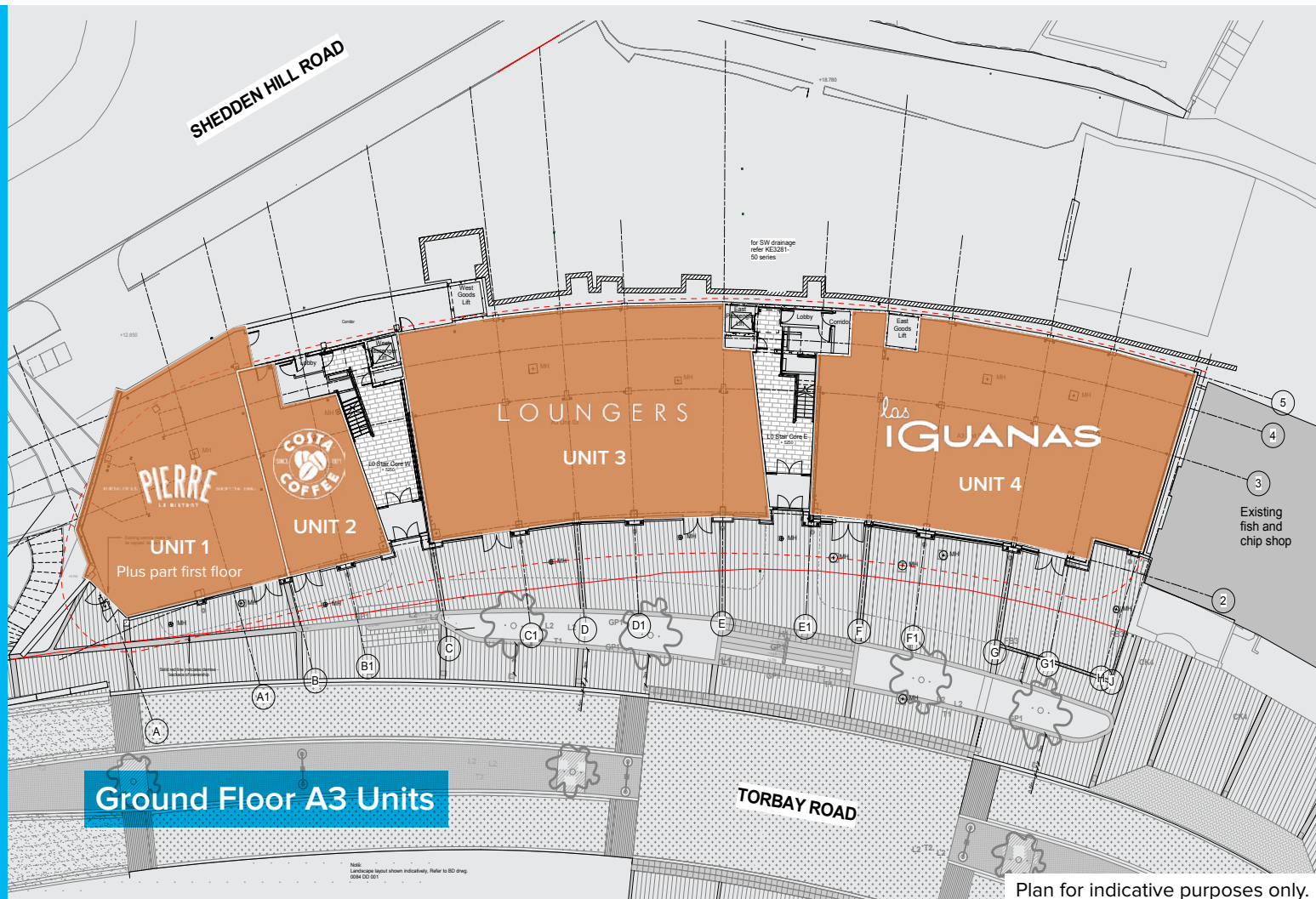
Description

Abbey Sands is a six level development offering ground and part first floor leisure provision with five upper levels of residential accommodation. The residential element includes 27 luxury apartments that are being sold off on individual long leaseholds.

The investment comprises the four high quality food and drink outlets on the ground floor of the development, all enjoying uninterrupted sea views of Torbay.

The Abbey Sands development has greatly enhanced Torquay's growing dining proposition, with high quality food and drink operators occupying the ground floor of the building. The four ground floor units are let to Le Bistrot Pierre (Unit 1), Costa Coffee (Unit 2), Loungers' "The Visto Lounge", (Unit 3) and Las Iguanas (Unit 4). Le Bistrot Pierre also occupies part first floor with excellent sea views. The restaurant units total 12,138 sq ft.

The scheme was awarded the Best Mixed Use Development at the UK Property Awards 2014/2015 and voted the Michelmores Building of the Year 2015.



Ground Floor A3 Units

Plan for indicative purposes only.



Tenure

199 year long leasehold at a peppercorn rent. The residential accommodation is in the process of being sold off long leasehold on individual 199 year long leases.

Tenancy

Unit	Area (sq ft)	Area (sq m)	Tenant	Term	Lease start	Expiry	Rent	Rent (psf)	Comments
Unit 1 (Ground)	1,915	177.9	Le Bistrot Pierre Ltd	20 years	15 th June 2015	30 th June 2034	£90,000	£22.23	5 months rent free. Vendor will top up rent free from completion.
Unit 1 (First)	2,134	198.2							
Unit 1 Total	4,049	376.1							
Unit 2	925	85.9	Jurassic Coast Coffee Ltd t/a Costa Coffee	10 years	12 th Jan 2015	11 th Jan 2025	£25,000	£27.02	22 months rent free and additional one month half rent. Vendor will top up rent free from completion.
Unit 3	3,556	330.3	Loungers Ltd	20 years	15 th May 2015	14 th May 2035	£60,000	£16.87	No rent free period.
Unit 4	3,608	335.2	Las Iguanas Ltd	20 years	26 th May 2015	25 th May 2035	£110,000	£28.48	7 months rent free. Vendor will top up rent free from completion. Area includes 725 sq ft of ancillary space at £10 per sq ft.
Grand Total	12,138	1,127.5					£285,000		



Covenant

Las Iguanas

A South American themed restaurant and cocktail bar. Started in Bristol in 1991 and has now grown to over 30 locations across the country. Awarded Sunday Times 100 Best Companies to Work For 2013 list and the Investors in People Gold Award.

www.iguanas.co.uk



Las Iguanas Limited: Creditsafe Rating 92/100. Very Low Risk

Year	Turnover	Pre-Tax Profit	Net Worth
29/03/2014	£48,362,713	£4,002,037	£16,752,690
30/03/2013	£40,949,602	£3,916,245	£13,359,997
31/03/2012	£33,796,311	£2,832,561	£9,567,770

Le Bistrot Pierre

Winner of a TripAdvisor Certificate of Excellence this year, leading French restaurant chain, Le Bistrot Pierre, delivers the finest quality French cuisine in a sophisticated but relaxed dining environment. The Abbey Sands outlet seats almost 200 people, across two floors and an outdoor terrace, and also features a lively bar.

www.lebistrotpierre.co.uk



Le Bistrot Pierre: Creditsafe Rating 66/100. Low Risk

Year	Turnover	Pre-Tax Profit	Net Worth
30/06/2014	£20,046,995	£751,256	£1,022,271
31/12/2012	£11,061,355	£889,013	£1,006,875
31/12/2011	£10,092,685	£425,452	£601,287



Covenant (cont.)

Loungers Limited (T/A Visto Lounge)

Founded in Bristol in 2002, growing bar and restaurant chain, Loungers, provides a café-style experience during the daytime and a trendy lounge bar atmosphere during the evening. The lounges deliver good quality meals served all day in a relaxed setting. The Visto Lounge at Abbey Sands accommodates 200 covers – 140 inside and 60 al fresco.

www.thelounges.co.uk

LOUNGERS

Loungers Limited: Creditsafe Rating 76/100. Very Low Risk

Year	Turnover	Pre-Tax Profit	Net Worth
27/04/2014	£33,730,594	£1,276,477	£3,290,594
28/04/2013	£22,148,754	£1,053,397	£2,115,516
30/04/2012	£15,065,197	-£139,714	£1,076,042

Jurassic Coast Coffee Limited (T/A Costa Coffee)

Jurassic Coast Coffee Limited operates a growing Costa franchise currently consisting of six stores across Devon and Dorset. The company was awarded the Costa Coffee UK Franchise of the year 2012 – 2013.



Jurassic Coast Coffee Limited: Creditsafe Rating 67/100. Low Risk

Year	Turnover	Pre-Tax Profit	Net Worth
31/05/2014	–	–	£306,744
31/05/2013	–	–	£120,271
31/05/2012	–	–	£13,830



Gallery

Click images to enlarge



EPC

The units have been separately assessed and have the following EPC ratings:

Unit 1 – D 77 Unit 3 – C 64
Unit 2 – B 28 Unit 4 – C 56

Copies of the certificates are available on request.

VAT

The property is elected for VAT however we anticipate the sale will be treated as a Transfer of a Going Concern (TOGC).

Proposal

We are seeking offers in excess of **£4,150,000** (Four Million One Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of **6.5%** assuming purchaser's costs at 5.8%.



Viewing Arrangements

For further information or to arrange an inspection please contact the sole agents.

Alder King
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

Oliver Stretton
0117 317 1108

Lucy Round
0117 317 1107

Scott Rossiter
01392 353089

Important: Alder King for themselves and for the vendors of this property, whose agents they are, give notice that: 1. The particulars contained herein are for guidance purposes only and do not constitute either part or whole of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, and must satisfy themselves as to their correctness. 3. No person in the employment of Alder King has any authority to make or give any representations or warranties whatsoever in relation to these properties. 4. No responsibility can be accepted for expenses incurred by intending purchasers in inspecting and considering the properties which are offered. Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. Accordingly; 1. Alder King do not accept any responsibility for, and you should not place any reliance on us in respect of, the detection and/or management of any asbestos and/or asbestos related compounds contained in the property. 2. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues. June 2015. Subject to contract & exclusive of VAT.

“The Abbey Sands development has breathed new life into the Torquay Sea Front area. Abbey Sands will undoubtedly attract more new visitors to the Torbay area, thus helping to ensure that Torquay remains a major coastal resort and tourist destination within the UK.” Gordon Oliver – Mayor of Torbay

The Abbey Sands development website can be viewed at:

The dataroom can be accessed at:

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